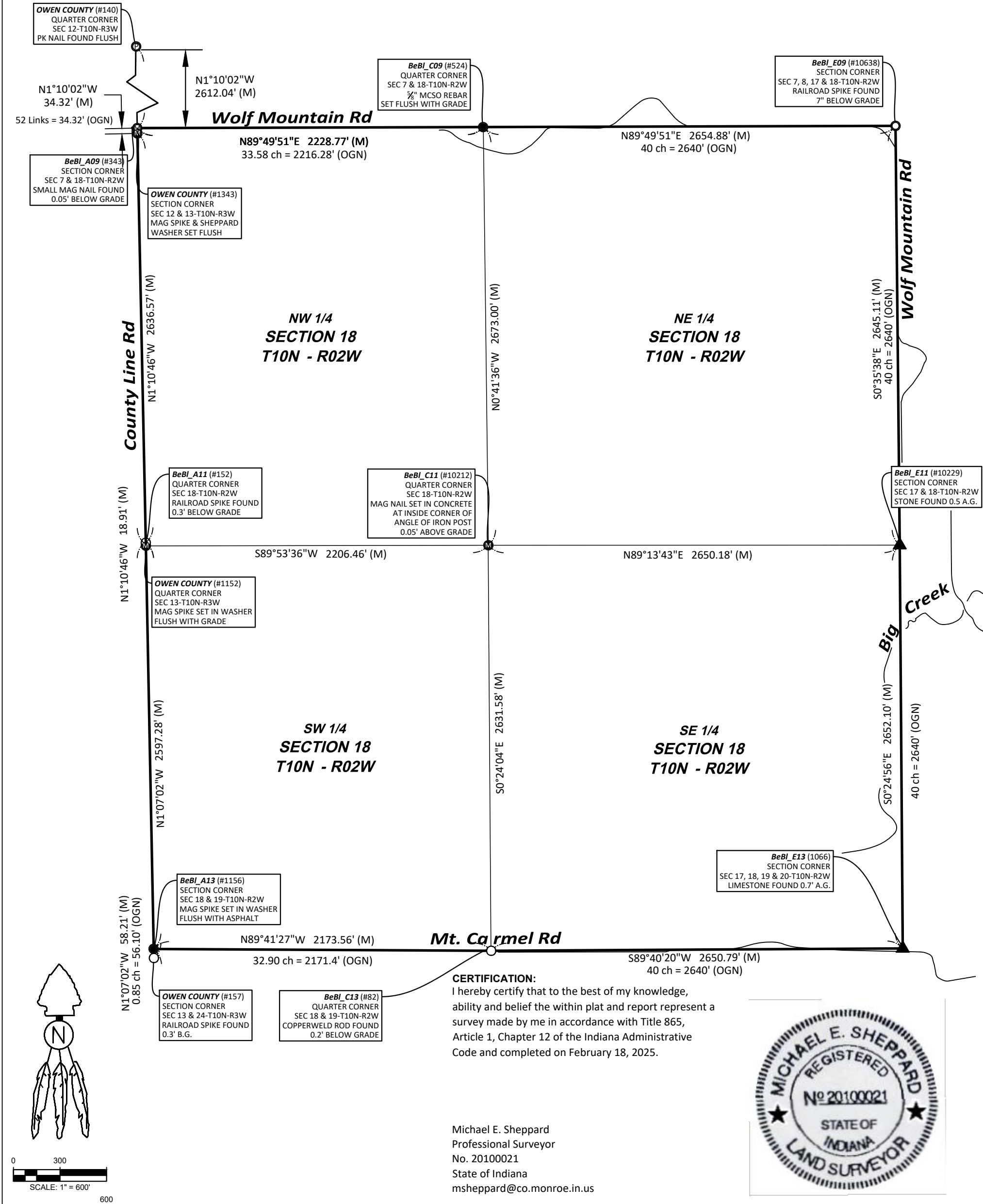


T10N-R02W-18_0000_MCS

PLAT OF SECTION CORNER PERPETUATION SURVEY
SECTION 18- T10N - R02W

Bean Blossom Township * Monroe County, Indiana

RSID005756
Recorded as Instrument Number:
2025003738.IN



NOTES:

- Field work was performed in May 2024 thru January 2025.
- This document is not complete without the associated report of survey.
- Interior quarter-section corners, sixteenth-section corners and corners of minor subdivisions were not evaluated in any way unless shown hereon or specifically discussed in the report of survey. Bearing breaks may exist between section corners and quarter corners that are not shown. Bearings and distances are shown hereon to correlate corners and to assist in corner analysis.

- Basis of Bearings: Unless noted otherwise, the basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1) 1.00041208.

LEGEND:

(M)	Measured Distance	B.G.	Below grade
(R-1884)	Record Distance	⊕	Harrison Monument
(OGN)	Original Government Notes	○	Iron Monument Found
(C)	Calculated Distance	●	Iron Monument Set
(CR)	Calculated from Record	⊙	Iron Pipe Found
RICH_U17 (#283)	Corner Reference ID	Ⓜ	Mag Nail / Mag Spike
A.G.	Survey Point Number	Ⓟ	PK Nail
	Above grade	□	Post Found
		▲	Stone Found
		—▲—	Line not to scale

SHEET
1
OF
3
Project:2024-004
Field work by:MES, WEP, JMG
Drawn by: JMG
Reviewed by: MES, TER & SRB



OFFICE OF THE MONROE COUNTY SURVEYOR
Trohn Enright-Randolph Monroe County Surveyor
501 North Morton Street Ste 205, Bloomington, IN 47404 (812) 349-2570

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael E. Sheppard

REPORT OF SURVEY:

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the corners established by this survey as a result of availability and condition of reference monuments, occupation or possession lines, and clarity or ambiguity of the record descriptions and plats. There may be unwritten rights associated with these uncertainties. Any uncertainty associated with the corners shown hereon is inherently passed to any parcel corner dependent on its position. The Relative Positional Accuracy in the location of points shown on this survey is within that allowable for a rural survey (0.26 feet + 200 ppm) as defined by Title 865, Rule 12 of the Indiana Administrative Code.

The purpose of this survey is to perpetuate the section/half section corners in Section 18-T10N-R02W, 2nd Principal Meridian, Bean Blossom Township, Monroe County, Indiana. Interior quarter-section corners, sixteenth-section corners, and corners of minor subdivisions were not evaluated in any way unless specifically discussed herein. The relationship of the section/half section corners to the adjoining parcel boundary lines was not addressed. Occupation lines in the immediate vicinity of the monuments found or set are shown on the associated Monument Records on file in the Office of the Monroe County Surveyor.

MONUMENTS FOUND OR SET:

Monuments and corners evaluated in the process of this survey, the theory of location used to accept or establish these monuments and corners, and the surveyor's opinion of the uncertainties associated with these monuments and corners are as follows:

BeBl_A09, Northwest corner Section 18 aka Southwest corner Section 7 Township 10 North Range 2 West, (#343) Small Mag nail Found 0.05' below and in the approximate centerline + centerline intersection of north-south and east bound asphalt county roads. The Mag nail has been accepted as monumenting the Section corner by numerous surveyors in recent history. It has also been considered the Southeast corner of Section 12/Northeast corner Section 13 Township 10 North Range 3 West by at least 3 surveyors in recent history, including being referenced as such by William Harlos Owen County Surveyor, in 1987 (See RSID005617, page 5). Unfortunately, I am also one of the surveyors that held it as such on a prior survey. After measuring around numerous Sections in the area, it is now evident to me that it does not represent and was never intended to represent the Southeast corner Section 12/Northeast corner Section 13 Township 10 North Range 3 West. Based on other monuments and occupation lines in and around the Sections, this Mag Nail is in my opinion the most reliable evidence of the original location of the Southwest corner of Section 7/Northwest corner of Section 18 Township 10 North Range 2 West, with negligible uncertainty. The Northeast corner of Section 13/Southeast corner of Section 12 Township 10 North Range 3 West was set this survey (#1343) at the extension of a line from the PK Nail found at the East Quarter corner of Section 12 Township 10 North Range 3 West, through the Mag Nail at BeBl_A09 (#343) and at the record offset distance of 52 Links (34.32') from (South of) said BeBl_A09. This corner was set because to accept the Mag Nail at BeBl_A09 (#343) means there is an angle break in the Section line, and angle breaks, per Government Survey regulations can only be at Standard (Originally established) Section corners, on the originally established Range lines, not at closing corners. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C09 North quarter corner Section 18 aka South quarter corner Section 7 Township 10 North Range 2 West (#524) 5/8" rebar (24" long) with 2" diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set, flush with ground on a steep hillside. The rebar was set by proportionate measurement between a mag nail found at the Southwest corner of Section 7 (AKA Northwest corner of Section 18) Township 10 North Range 2 West and a railroad spike found at the Southeast corner of Section 7 (AKA Northeast corner of Section 18) Township 10 North Range 2 West. A 2020 corner tie card in the Monroe County Surveyors Office by Jess Gwinn PLS notes setting a rebar by the same method as the rebar set this survey was established, though the state plane coordinates differ from Mr. Gwinn's survey from that of this survey by ±1/2 of a foot. Mr. Gwinn's Theory of location discusses a Farkas rebar found 9.25' West. The Farkas rebar was not found this survey and is believed to have washed down the hill like the original Gwinn rebar. This location is in my opinion the most reliable evidence of the original location of this corner within an uncertainty of 2'. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E09 Northeast corner Section 18 aka Southeast corner Section 7, aka Southwest corner Section 8, aka Northwest corner Section 17 Township 10 North Range 2 West (#10638) Railroad Spike found, 7" below and 2' West of the physical

center of a north-south stone road. The spike was certified to and referenced by Jess Gwinn, PLS, on a Monument Record card for the Monroe County Surveyors Office in 2020, where Mr. Gwinn notes the spike is believed to be over an iron pipe that has been accepted by several other surveyors as monumenting the Section corner. Based on Mr. Gwinn's information and information obtained in this survey, this spike is in my opinion the most reliable evidence of the original location of the Section corner (originally established by the bureau of land management and monumented by a wood post circa 1815) with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E11 East quarter corner Section 18 aka West quarter corner Section 17 Township 10 North Range 2 West (#10229) 0.5' by 0.5' cut Limestone, with cross on top, found 0.8' above ground, on a steep North facing wooded hillside. It is presumed this is the monument, or at the location of the monument set by J Paynter Monroe County Surveyor, on 12/07/1854. This, coupled with its location relative to other corner monuments and occupation lines, in and around the Section, makes it in my opinion, the most reliable evidence of the originally established location of the Quarter Corner at BeBl_E11, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E13 Southeast corner Section 18 aka Southwest corner Section 17, aka Northwest corner Section 20, aka Northeast corner Section 19 Township 10 North Range 2 West, (#1066) 0.5' by 0.5' Limestone with X across top, found 0.7' above ground, near the top of a roadside bank on the north side of Mt. Carmel Road. The stone is believed to be the monument, or at the location of the monument set in 1854 by James Woodburn Deputy Surveyor, in Legal survey Book 1, page 267. Mr. Woodburn did not record the characteristics of the monument he set, or his method of establishment for setting it, but I presume with him being within 40 years of when the original post being set, that he had references to work from. Due to the existence of a second limestone that has potential corner stone characteristics, being found North 11 degrees East, 7.0' I would consider the stone at #1066 having a maximum uncertainty of 7'. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C13 South Quarter corner Section 18 aka North quarter corner Section 19 Township 10 North Range 2 West (#82) Copperweld Rod found 0.2' below asphalt, inside a brass plate found 0.4' below and in the approximate center of an east-west asphalt (Mt. Carmel) road, at the approximate extension of ancient south bound fence remnants. Former County surveyor Kevin Enright cites placing it at the location of a found and removed nail that I found to be cited as the quarter Section corner on surveys by Curry and Mike Mundy. Its location relative to occupation lines and other monuments in and around the Section, makes it, in my opinion, the most reliable evidence of the original location of the quarter section corner, originally established by the Bureau of Land Management and monumented with a wood Post in 1815, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_A13 Southwest corner Section 18 aka Northwest corner Section 19 Township 10 North Range 2 West (#1156) 2 ½" Mag Spike inside a washer inscribed SHEPPARD PLS#20100021 Set flush with and ±5' West of the center of a north-south asphalt County Road known as County Line Road. The Mag Spike was set at the intersection of the extension of lines formed from a Copperweld rod found at the South Quarter corner of Section 18/North Quarter corner of Section 19, (BeBl_C13) through the railroad Spike that had previously been accepted by this Office and other surveyors as monumenting the Southwest corner of Section 18/Northwest corner Section 19 (BeBl_A13) with the line formed between the Mag spike set at the East Quarter corner of Section 13 Township 10 North Range 3 West (See BeBl_A11 Theory of Location Report) to a Railroad Spike found per ties in Owen County Records (See RSID005617 pages 2,4 & 8) at the Southeast corner of Section 13/Northeast corner of Section 24 Township 10 North Range 3 West. I found Surveys in Monroe County where monuments, considered Section corners for, and along the West lines of Sections 18 and 19 Township 10 North Range 2 West were held for alignment of the Range line and surveys in Owen County where monuments, considered Section corners for, and along the East line of Sections 13 and 24 Township 10 North Range 3 West were held for alignment of the Range line. These monuments were not on the same alignment. Since the Township 10 North Range 3 West corners are considered Standard corners, Senior to the closing corners in Township 10 North Range 2 West, they would, per Bureau of Land Management Regulations Control the alignment of the Range line, thus the Mag Spike set at BeBl_A13 is an "Amended Corner" per BLM definition. It has in my opinion an uncertainty east-west equal to the distance from the found railroad spike (since we don't truly know the origin of the Township 10 North Range 3 West monuments or how close they really are to where they were originally established) of 3' and a north-south uncertainty of ±2.1' since the original record offset distance between BeBl_A11 and the Southeast corner of Section 13/Northeast corner of Section 24 Township 10 North Range 3 West is 85 Links (56.1') and the measured distance between the Mag Spike set this survey at said BeBl_A11 and the Railroad Spike found at said Township 10 North Range 3 West corner is 58.22'. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

SHEET 2 OF 3	CORNER PERPETUATION SURVEY SECTION 18 – T10N - R02W Bean Blossom Township Monroe County, Indiana	Project: 2024-004 Field work by: Michael E. Sheppard, William E. Phillips & Jason M. George Reviewed by: MES, TER & SRB Drawn by: JMG	 OFFICE OF THE MONROE COUNTY SURVEYOR Trohn Enright-Randolph Monroe County Surveyor 501 N Morton Street Ste. 205, Bloomington, IN 47404 surveyorsoffice@co.monroe.in.us
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BeBl_A11 West Quarter corner Section 18 Township 10 North Range 2 West (#152) Railroad Spike found 0.3' below and ± in the center of a north-south asphalt county road known as County Line Road, ± at the extension of an old east bound fence line. The Railroad Spike at #152 was found to be in harmony with the occupation line fence to the East. It is ± 27.3' South of an equidistant split between the monuments at the Northwest and Southwest corners of the Section. The Railroad Spike is ±25.6' North of the extension of a line from a stone at the East Quarter corner of the Section through a mag nail set at the inside corner of an angle iron post in concrete at the Center of the Section. The 2005 visit to the site by this Office notes a second Railroad Spike 79.70' North, which was not found this survey and its purpose is unknown. The Railroad Spike accepted this survey has also been considered the East Quarter corner of Section 13 Township 10 North Range 3 West by at least 2 surveyors in recent history (unfortunately I am one of them). After measuring around numerous Sections in the area, it is now evident to me that it does not represent and was never intended to represent said corner. The East Quarter corner of Section 13 Township 10 North Range 3 West was set this survey (#1152) at the extension of a line from the Mag Spike set at the Northeast corner of said Section through the Railroad Spike at #152 and at an equidistant split of the length of the East line of said Section 13. This corner was set because to accept the Railroad Spike at #152 means there is an angle break in the Section line, and angle breaks, per Government Survey regulations can only be at Standard (Originally established) Section corners, not at closing corners. A Mag Nail is shown in Owen County ties (See RSID005617 pg. 3) marking this corner. Said Mag nail was searched for but not found this survey. Based on the 1 remaining witness shown on said tie sheet (the limestone post at point #153 this traverse) it appears the Mag nail was significantly (as much as 45') South of where the Mag Spike was set this survey. The tie card gives no method of establishment or theory of location, and I can see no reason the corner would have originally been anywhere other than where it was set this survey. Due to the above observations, the Railroad Spike at BeBl_A11 has, in my opinion, a north-south uncertainty of as much as 27.3'. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_C11 Center Section 18 Township 10 North Range 2 West (#10212) Mag nail set in concrete against the inside corner of 2" South bound by 2" West bound steel rails of the stub of a fallen angle iron post in concrete found just above grade, at the apparent extension of an old North bound fence line and South and West fence remnants. The Mag nail was set in concrete at the inside corner of the found stub of the angle iron post in concrete. This location appears to be the originally established and historically used and accepted location for the center of Section 18 Township 10 North Range 2 West by local landowners and Surveyors for at least several decades. The procedures set forth by the Bureau of Land Management for establishment of the Center of a Section of Land is to establish it at the intersection of the lines joining opposite Quarter corners of the Section. This Mag nail/Angle Iron post stub is ±6.8' East of a straight line between the monuments accepted as marking the North and South Quarter corners of the Section and ±14' South of a straight line between the monuments accepted as marking the East and West Quarter corners of the Section in this Survey and therefore bears an uncertainty of that magnitude in my opinion. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

KINSER
D.R. 392, P. 558

c¹/₄ BeBl C-11

NW CORNER, SE 1/4, SEC. 18,
TION, R2W, STEEL POST IN
CONCRETE FOUND

BeBl C-11

PENTECOSTAL FAITH ASSEMBLY
D.R. 169, P. 93

NE CORNER, SE 1/4,
SEC. 18, TION, R2W
6"x6" STONE FOUND
(TYPICAL)

BeBl E-11

SCALE: 1"=100'

PART OF SE 1/4, SECTION 18, TOWNSHIP
10 NORTH, RANGE 2 WEST, BEAN -
BLOSSOM TOWNSHIP, MONROE COUNTY,
INDIANA

JOB # 080493

OWNER: ORPHA MARKER

SOURCE: (M.R. 077, P. 543) (D.R. 90, P. 456)

Mc NICHOLS
D.R. 369, P. 40

DAY
D.R. 255, P. 196

TRACT #2
± 4.30 AC.

MARKER
D.P. C.P. 456
MARCH 1, 1938

MARKER
M.R. 077, P. 543
OCT. 6, 1971

TRACT #3
± 23.31 AC.

TRACT #4
± 19.40 AC.

N89°33'41"W 2650.86'

BeBl E-13

SE CORNER
SE 1/4, SEC. 18,
TION, R2W

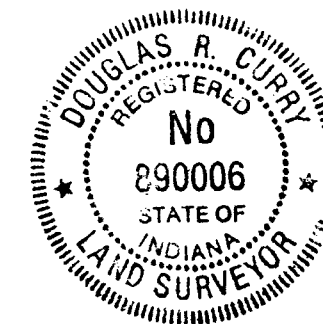
M. SAMPLE (3-18-91)

SW CORNER, SE 1/4,
SEC. 18, TION, R2W
NAIL FOUND @ ROAD

BeBl C-13 S¹/₄

Mc NICHOLS (6-9-89)

CURRY LAND SURVEYING
328 S. WALNUT SUITE 1A
BLOOMINGTON, IN 47403
812-332-9037



MT. CARMEL ROAD MINOR SUBDIVISION

PRELIMINARY PLAT

LEGAL DESCRIPTION

Owner: Neidigh, Larry

Source: Instrument No. 2003017491

80.20 ACRES

The west half of the Southeast quarter of Section 18, Township 10 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

Beginning at a brass monument found marking the southwest corner of said Southeast quarter; Thence on the south line of said Southeast quarter South 89 degrees 33 minutes 41 seconds East 1325.43 feet to a rebar found at the southeast corner of the west half of said Southeast quarter; Thence leaving said south line and on the east line of said west half North 00 degrees 21 minutes 05 seconds East 2641.69 feet to a rebar found at the northeast corner of said west half; Thence leaving said east line and on the north line of said Southeast quarter South 89 degrees 58 minutes 59 seconds West 1324.78 feet to a fence post found at the northwest corner of said Southeast quarter; Thence leaving said north line and on the west line of said Southeast quarter South 00 degrees 21 minutes 59 seconds West 2631.15 feet and to the point of beginning, containing within said bounds 80.20 acres, be the same more or less.

Subject to a 25 foot right-of-way for Mt. Carmel Road, measured from the centerline thereof.

Subject to all rights-of-way and easements of records.

CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me in October, 2006; that all the monuments shown therein actually exist; and that their locations, size, type, and material are accurately shown.

Douglas R. Curry
Douglas R. Curry
Indiana L.S. 890006

I, Larry Neidigh, the owner of the real estate described below, certify that I have subdivided it and platted it according to this plat.

This subdivision is called MT. CARMEL ROAD MINOR SUBDIVISION, and consists of 2 lots numbered 1 through 2, inclusively. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public.

Front and side yard setback lines are established as shown on the plat. Between them and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, wires, and storm water drainage. Buildings or other structures shall not be erected or maintained on these strips.

Signed and Sealed this _____ day of _____, 2006.

By: _____
Larry Neidigh
(Owner)

STATE OF INDIANA }
COUNTY OF MONROE } SS

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared Larry Neidigh, and acknowledged the execution of the foregoing for the purpose therein expressed.

Witness my hand and seal this _____ day of _____, 2006

County of Residence _____

Commission Expires _____

Notary Public Signature _____

Notary Public Printed _____

CERTIFICATE OF PLANNING COMMISSION

These parcels were created through the Minor Subdivision procedure and approved by the Monroe County Plan Commission on _____, 2006.

MONROE COUNTY PLAN COMMISSION

President _____

Secretary _____

MT. CARMEL ROAD MINOR SUBDIVISION
PRELIMINARY PLAT
SHEET 1 OF 2
JOB NO. 5006135

SHEESE
192/153
N.W. CORNER, S.E. 1/4,
SEC. 18, T 10 N, R 2 W,
STEEL FENCE POST FOUND

NANNY, CHARLES & ANNA
466/16

FAITH PENTECOSTAL ASSEMBLY
169/93

N.E. CORNER, W. 1/2, S.E. 1/4,
SEC. 18, T 10 N, R 2 W,
REBAR FOUND



NORTH

200 0 200 400

Scale 1" = 200 ft

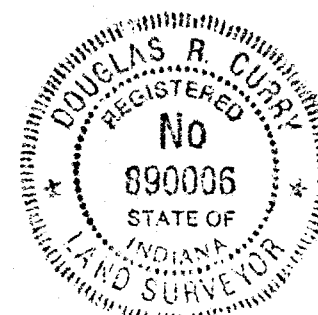
S.O. 5/8" x 24" REBAR w/CAP SET

R-O-W RIGHT-OF-WAY

S.C.A. SINKHOLE CONSERVANCY AREA

123/123 ADDRESS

123/123 DEED RECORD/PAGE



FRYE, JUDY
INST. NO. 2001017247
(BASE OF BEARINGS)

NEIDIGH, LARRY
447/446

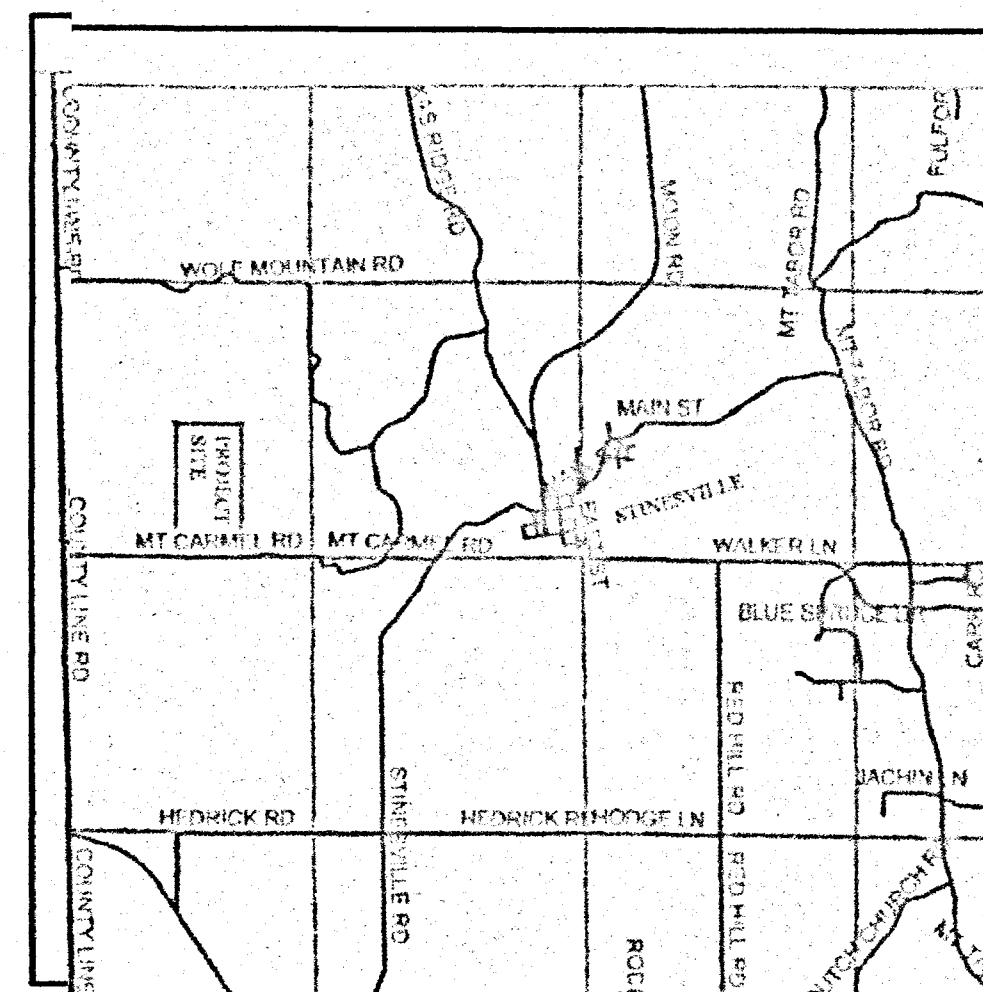
DEEM
248/233

S.W. CORNER, S.E. 1/4,
SEC. 18, T 10 N, R 2 W,
BRASS MONUMENT FOUND
ARMAND, REBECCA
INST. NO. 2003025223

S89°33'41"E 1325.43'
W. MT. CARMEL ROAD

NEIDIGH, LARRY & DAVID
INST. NO. 2004001775

S.E. CORNER, W. 1/2, S.E. 1/4,
SEC. 18, T 10 N, R 2 W,
REBAR FOUND



LOCATION MAP

DESIGN PROFESSIONALS

DOUGLAS R. CURRY RLS #890006
BYNUM FANYO & ASSOCIATES, INC.
528 N. WALNUT ST.
BLOOMINGTON, IN 47404
(812)332-8030

OWNERS / SUBDIVIDERS

LARRY NEIDIGH
2220 VERNAL PIKE
BLOOMINGTON, IN 47404
(812)334-0362

SETBACK TABLE
AG / RR ZONING

FRONT YARD	35' FROM R-O-W
SIDE YARD	15' FOR RESIDENTIAL STRUCTURES 50' FOR AGRICULTURAL STRUCTURES
REAR YARD	35' FOR RESIDENTIAL STRUCTURES 50' FOR AGRICULTURAL STRUCTURES